

Joint Meeting
Board of Commissioners and County Council
June 10, 2008 – 10:28 am

Meeting called to order by Commissioner President Rininger. Commissioners Rininger, Logsdon, Gogel, Board Attorney Lueken, Councilmen Spaetti, Ebert, Kroeger, Cochenour, Bunner and Council Attorney Wetherill were present. Councilmen Winsett and Kress were absent.

Public Safety Building

Manuela Johnson and Jan Crider, with the state hazard mitigation office, were present to discuss the potential public safety building and the grant process.

Rininger stated that the public safety building was moved to the top of the priorities list for Indiana 15 to work on for the county.

The commissioners, Lueken and Lisa Gehlhausen of Indiana 15 asked several questions of Johnson and Crider and they answered them as follows:

*What needs to occur to receive the official award? A more detailed analysis of the budget is done. Adjustments may be made as to the eligible and ineligible costs. An environmental assessment needs to be done by FEMA. Historical, environmental, and archeological data must be collected. They will also look at any other environmental impact studies done in the area. Everything will be done at the expense of FEMA. The test already done can be forwarded to FEMA, but they will do their own testing.

*How much time does the county have to complete the building after the award is granted? Can the county wait to finish parts of the building? There is flexibility as to what “finished” means. All parts of the building which are being paid for by the grant and the entire exterior must be complete and the structure must be usable for a purpose. But if the county wants to wait on adding interior walls in the portion that is not hardened, they can, as long as the structure is usable for a purpose.

*Do the ineligible costs and eligible costs need to be bid separately? No. Eligible costs do need to be flagged and tracked but everything can be bid together. The engineer will be given guidelines on how the bid specs are to be done, and how to separate out the costs of the eligible and ineligible.

*Do Federal Davis Bacon Wage Rates apply? Yes. The county will do the bidding and follow all of the normal bidding rules for bidding a public building, but the Federal Davis Bacon Wage Rates must be used.

*Is there a grantee implementation manual? Yes. It will be provided for this project and it can also be used as a building block for future projects.

*When does the county have to make the final decision? The county can pull out of the grant anytime until the obligation letter is signed. The county could receive the letter as early as the spring of 2009, but most likely around June of 2009. FEMA will not send the obligation letter until they are assured that the county has a financial commitment.

*If the county decides it does not need the extra office space can the design be changed? Yes, because those are ineligible costs. But if the grant eligible areas are decreased than the grant amount would decrease.

*One of the ineligible costs is a brick veneer. Can that be changed to a poured concrete? The final designs have not been finalized. That would be a county decision.

*The land is actually owned by the 4-H Association, is that a problem? No, FEMA would just need a copy of the lease.

*Would a change order need to be approved by FEMA on changes made on ineligible items? No. FEMA would only have to approve changes in the design which affect the eligible costs.

*Excavating is estimated at \$44,000. What if the county does the work itself or it is done by volunteer labor? All of the estimated amounts of the work done would go toward the cash match, and the county can make the estimate using the Federal Davis Bacon Wage Rates. FEMA actually encourages volunteer labor to be used in the cash match because it is considered community outreach.

*If the construction does not start for a year, inflation will cause the construction costs to be higher. Will FEMA increase the grant to compensate for inflation? No, but a contingency amount of 5% was budgeted in and that amount will be used for any increases due to inflation. Plus the costs were originally estimated 5% higher to allow for inflation. So the county already has a 10% buffer built in for inflation.

*Will the grant cover an upgrade to Geothermal or other energy saving changes? The additional cost over a regular HVAC would have to be at the county's expense, but will be worth the expense in the long run. There also may be other "green building" grants available through IDEM.

*The buildings original purpose includes the EMA, ambulance and E911, if that was in the grant, then other purposes can not be changes, correct? The grant stated that the building would house the ambulance center and be a hardened shelter; those are the only things the county would have to do. It also stated that the part housing the E911 would also be hardened. The grant is not paying for the equipment which makes it an E911 center, it is paying for the hardened structure.

*Is the current location the best place in the county? It probably is the best, with the central location, use of shelter for 4-H and the surrounding community, and since it will be wind and earthquake resistant, the stone foundation works well. Ebert stated that kids are exposed to the weather at the 4-H fair grounds and there is no place for them to go for protection. Crider and Johnson stated that the building being beside the 4-H grounds adds value, because if there were ever displaced people who have animals, it provides shelter for the animals. This may also be another area where separate grants may be available.

*If the first floor only was done due to financial constraints, and the 4,000 sq. ft. safe room was eliminated, would we lose grant money? The county would lose the amount equal to the cost of constructing the 4,000 sq. ft. safe room.

*If the office space is decreased and the top floor safe-shelter is increased, would it be advantageous? Yes, as long as the area is hardened.

4-H Association Land Purchase

Spaetti stated that there is a 1.5 acre piece of ground on the northeast corner of the 4-H fair ground which is going up for Sheriff’s sale prior to the next council meeting. Spaetti stated that it would be a shame for the fair ground not to get the land. The 4-H Association will be sending someone to the sale and they may be coming back to the council to ask for help. This would help equal out the land the county may be taking.

Rininger stated that the extension office may be moving to the top floor of the building which will be an expense to the county but it does show that the county is willing to work with the 4-H Association.

The next meeting will be on July 2nd at 8:00 am

Ebert made a motion to adjourn. Spaetti seconded. All in favor. The meeting was adjourned at 11:35 am.

County Council,

_____ President	_____
_____	_____
_____	_____
Attest:	_____
_____	_____
Cindy Shelton, Auditor	_____